

# HADLEY TAYLOR

**412 UNTHANK ROAD, NORWICH NR4 7QH**

**SUBSTANTIAL EDWARDIAN DETACHED FAMILY HOUSE ARRANGED OVER THREE FLOORS LOCATED IN THE CITY'S MOST DESIRABLE RESIDENTIAL AREA WITH ENTRANCE VESTIBULE, RECEPTION HALL, DINING ROOM, SITTING ROOM, STUDY, CONSERVATORY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, BUTLER'S ENTRANCE HALL, GROUND FLOOR CLOAKROOM, CELLAR, 6 DOUBLE BEDROOMS, 2 EN-SUITES, FAMILY BATHROOM, SHOWER ROOM, 3 CAR GARAGE, 150' SOUTH FACING REAR GARDEN, GAS FIRED CENTRAL HEATING AND A WEALTH OF GRAND PERIOD FEATURES ENERGY RATING D**



**Dining Room**



**Sitting Room**



**Reception Hall**



**Kitchen/Breakfast Room**



**Rear Elevation**



**Rear Garden**



**GUIDE PRICE £1,250,000**

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



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## Location

The property is located within 2 miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, public houses and parks are all within walking distance. The University of East Anglia, the Norfolk and Norwich University Hospital and a Waitrose supermarket are also close by. From Norwich there is a half hourly main line rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes.

## Accommodation

The ground floor accommodation comprises of an entrance vestibule leading to the reception hall, there is a separate Butler's entrance hall with leads to the staircase hall and access to the cellar, a sitting room, dining room, study, kitchen/breakfast room, conservatory, cloakroom and utility room. On the first floor there are four double bedrooms off the galleried landing, two of which have en-suites, together with a family bathroom. On the second floor there are two further double bedrooms and a shower room off the landing. The house benefits from gas fired central heating and a wealth of grand period features including original stained glass windows, numerous fireplaces, floor boards, cornicing and architraves.

## Outside

The front garden provides off road parking for several cars together with mature shrubs and a driveway leading to the detached brick built garage. The south facing rear garden is about 150' long and laid mainly to lawn with a vegetable patch, greenhouse, patio and shrub borders. The three car garage has an up and over door, power and light.

## Directions

Leave Norwich on Unthank Road, cross over the outer ring road, pass the junction with Judges Walk and the house can be found on the left hand side of the road.

## Local Authority

Norwich City Council

## Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

## Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage. Hours of Business: Monday to Friday: 0900 – 1730, Saturdays: 1000 – 1300. Viewing strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

